

**CITY OF MONTEREY PARK  
PLANNING COMMISSION AGENDA**

**REGULAR MEETING**

**Monterey Park City Hall – Council Chambers  
320 West Newmark Avenue  
Monterey Park, CA 91754**

**TUESDAY  
APRIL 26, 2016  
7:00 PM**

**MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services  
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Planning Commission less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

**PUBLIC COMMENTS ON AGENDA ITEMS**

For members of the public wishing to address the Planning Commission regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Planning Commission, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

**CALL TO ORDER – Chairperson Rodrigo Garcia**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL – Commissioners Choi, Sullivan, Lee, and Leung**

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

**ORAL AND WRITTEN COMMUNICATIONS**

**MINUTES – None**

**[1.] CONSENT CALENDAR**

**1-A. TIME EXTENSION – CONDITIONAL USE PERMIT (CU-15-02) TO ALLOW ON-SALE BEER AND WINE (TYPE 41) FOR A BONA FIDE PUBLIC EATING PLACE – BREW KITCHEN (EX-16-01)**

In compliance with Monterey Park Municipal Code (MPMC) § 21.32.160(A), the applicant, Pamela Lieu, is requesting a one-year time extension for Conditional Use Permit (CU-15-02) to allow on-sale beer and wine (Type 41) for a bona fide public eating place (Brew Kitchen & Bar) at 2328 South Garfield Avenue.

It is recommended that the Planning Commission consider taking the following actions:

- (1) Approve the requested Time Extension (EX-16-02) for Conditional Use Permit (CUP-15-02); and
- (2) Taking such additional, related, action that may be desirable.

**[2.] UNFINISHED BUSINESS - None**

**[3.] NEW BUSINESS (PUBLIC HEARING)**

**3-A. CODE AMENDMENT – AFFECTING DEFINITIONS, RESIDENTIAL, COMMERCIAL, OFFICE PROFESSIONAL, PLANNED DEVELOPMENT, OFF-STREET PARKING, AND PROCEDURAL REQUIREMENTS (CA-15-03)**

The City is proposing to amend various zoning regulations in the Monterey Park Municipal Code affecting various matters including, without limitation, landscaping in the residential zones, major commercial developments, internet arcades, vehicle towing, vehicle storage, emergency shelters, multi-unit residential parking, residential garage door width requirements, location of residential security gates, and warehousing parking requirements. These proposed code amendments are intended to address specific concerns thereby preserving and protecting the public health, safety, and welfare of the community.

The proposed regulations are exempt from additional environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA regulations (14 California Code of Regulations §§ 15000, *et seq.*) because they establish rules and procedures to permit operation of existing facilities; consist only of minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consist of actions taken to assure the maintenance, protection and enhancement of the environment. The regulations, therefore, do not have the potential to cause significant effects on the environment. Consequently, they are categorically exempt from further CEQA review under 14 California Code Regulations §§ 15301, 15305, and 15308.

It is recommended that the Planning Commission consider taking the following actions:

- (1) Opening the public hearing;
- (2) Considering the evidence presented during the public hearing;
- (3) Adopting a Resolution recommending that the City Council adopt an ordinance amending Monterey Park Municipal Code (MPMC) Chapters 21.08, 21.10, 21.12, 21.14, and 21.22; and
- (4) Taking such additional, related, action that may be desirable.

**[4.] COMMISSION COMMUNICATIONS**

**[5.] FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION**


**[6.] STAFF UPDATES**

**[7.] CLOSED SESSION**

**ADJOURN**

To the next regularly scheduled meeting on May 10, 2016

APPROVED BY:

MICHAEL A. HUNTLEY	
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## Planning Commission Staff Report

**DATE:** April 26, 2016

**AGENDA ITEM NO:** 1-A

**TO:** The Planning Commission  
**FROM:** Michael A. Huntley, Community and Economic Development Director  
**SUBJECT:** Consent – Time Extension (EX-16-02) for Conditional Use Permit (CU-15-02) to allow on-sale beer and wine for a bona fide public eating place – 2328 South Garfield Avenue.

### **RECOMMENDATION:**

It is recommended that the Planning Commission consider:

- (1) Approving the requested Time Extension (EX-16-02) for Conditional Use Permit (CUP-15-02); and
- (2) Taking such additional, related, action that may be desirable.

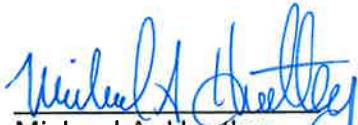
### **EXECUTIVE SUMMARY:**

In compliance with Monterey Park Municipal Code (MPMC) § 21.32.160(A), the applicant, Pamela Lieu, is requesting a one-year time extension for Conditional Use Permit (CU-15-02) to allow on-sale beer and wine (Type 41) for a bona fide public eating place (Brew Kitchen & Bar) at 2328 South Garfield Avenue. The property is zoned GVN-S (Garfield Village Neighborhood Shopping) and is designated Commercial in the General Plan.

On April 14, 2015, the Planning Commission adopted Resolution No. 08-15 approving Conditional Use Permit (CU-15-02). On March 16, 2016, the applicant submitted a request for a one-year time extension to allow for additional time to complete the building plan check process. According to the applicant, since the subject property is an older building, several unforeseen issues came up that affected the project timeline. The applicant anticipates completing the plan process within the next couple of months.

Pursuant to MPMC § 21.32.160(A), the Planning Commission, upon good cause shown by the applicant, may extend the time limitation, once, for a period of not to exceed one year without a public hearing. Staff concurs with the request to allow additional time to work on the matter. If approved, Conditional Use Permit (CU-15-02) will expire on April 14, 2017.

Respectfully submitted,

  
\_\_\_\_\_  
Michael A. Huntley  
Community and Economic  
Development Director

Prepared by:

  
\_\_\_\_\_  
Samantha Tewasart  
Senior Planner

Reviewed by:

  
\_\_\_\_\_  
Karl H. Berger  
Assistant City Attorney

Attachments:

- Exhibit A: Planning Commission Resolution No. 08-15
- Exhibit B: Applicant's Letter, dated March 16, 2016

# EXHIBIT A

Planning Commission Resolution No. 08-15

## RESOLUTION NO. 08-15

### **A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-15-02) TO PERMIT ON-SALE ALCOHOLIC BEVERAGES (BEER AND WINE) IN CONJUNCTION WITH A BONA FIDE PUBLIC EATING ESTABLISHMENT AT 2328 SOUTH GARFIELD AVENUE.**

The Planning Commission of the City of Monterey Park does resolve as follows:

#### SECTION 1: The Planning Commission finds and declares that:

- A. On March 5, 2015, Pamela Lieu, submitted an application, pursuant to Monterey Park Municipal Code ("MPMC") §§ 21.10.230 and 21.30.020, requesting approval of Conditional Use Permit (CUP-15-02) to permit on-sale alcoholic beverages (beer and wine) in conjunction with a bona fide public eating establishment (Brew Kitchen & Bar) at 2328 South Garfield Avenue ("Project");
- B. The proposed Project was reviewed by the City of Monterey Park Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the Project before the Planning Commission for April 14, 2015. Notice of the public hearing was posted and mailed as required by the MPMC;
- E. On April 14, 2015, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of Pamela Lieu; and
- F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its April 14, 2015 hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

#### SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds that the following facts exist and makes the following conclusions:

- A. The Applicant seeks to serve beer and wine in conjunction with an existing retail eating establishment;
- B. 2328 South Garfield Avenue is zoned N-S (Neighborhood Shopping) and designated Commercial in the General Plan;
- C. The subject property is located on the east side of South Garfield Avenue, between Riggins Street and Pomona Boulevard. North, south, and west of the subject property

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are one-story, multi-tenant commercial plazas and to the east are one-story residential dwelling units; and

- D. The subject property is located on the east side of South Garfield Avenue, between Riffin Street and Pomona Boulevard. The project consists of two separate lots totaling 14,417 square feet (0.33 acres) in size. The property is currently developed with a one-story multi-unit (5-units) commercial building and its related parking to the north and rear of the property. The property is accessible from South Garfield Avenue and the alley east of the property.

SECTION 3: Environmental Assessment. Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15301 (Existing Facilities).

SECTION 4: Conditional Use Permit Findings. Pursuant to MPMC §§ 21.10.030 (B) and 21.32.020, the Planning Commission finds as follows:

1. That the proposed use complies with all requirements as set forth for the issuance of a conditional use permit.

The proposed use complies with all requirements for the issuance of the conditional use permit. First, the site is adequate in size, shape and topography for the proposed use because the proposed use is the service of beer and wine in conjunction with a new restaurant. Second, the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. The proposed use is not expected to significantly increase traffic. Third, the proposed use is consistent with the General Plan and conforms to objectives of the General Plan and the MPMC's zoning regulations. The subject property is designated Commercial in the General Plan. The Commercial land use category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of Monterey Park residents and businesses, as well as, regional shopping demand. The proposed use is the addition of beer and wine sales to accompany meals at an existing retail eating establishment. On-sale alcoholic beverage sales are permitted in the N-S (Neighborhood) Zone with Conditional Use Permit approval. Fourth, the proposed use, as conditioned, will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood as required security measures will minimize the potential for any negative impacts. Lastly, the proposed use will not have an adverse effect on the public health, safety, and general welfare because security measures and the limited size of the use will limit any potential adverse effects to neighboring properties.

2. That the proposed use will not present problems, including, but not limited to, loitering, obstruction of pedestrian traffic, vehicular traffic, parking, crime interference with children on their way to school, interference with shoppers using streets, defacement and damage to structures.



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The proposed use is the addition of on-sale beer and wine in conjunction with an existing restaurant. The property is currently developed with a one-story multi-unit (5-units) commercial building and its related parking to the north and rear of the property. On-sale of alcoholic beverage uses is permitted with a conditional use permit.

3. That the proposed use will not lessen the suitability of any nearby commercially-zoned properties for commercial use.

The subject property is zoned N-S (Neighborhood Shopping). An eating establishment is a permitted principle use in the N-S Zone. Adjacent properties include one-story, multi-tenant commercial plazas to the north, south, and west of the subject property and to the east are one-story residential dwelling units. The suitability of any nearby commercial-zoned properties for commercial use will remain the same.

4. The use does not adversely affect the welfare of area residents or result in undue concentration in the neighborhood of establishments dispensing alcoholic beverages including beer and wine.

The applicant's request to add beer and wine sales (Type 41) for on-site consumption in conjunction with a retail eating establishment will enhance the business and will not adversely affect the welfare of area residents since the addition of beer and wine sales, as mentioned, will be incidental to the primary use. According to the guidelines established by the California Department of Alcoholic Beverage Control (ABC), a total of 2 on-sale licenses are allowed before the census tract reaches the threshold of being defined as having undue concentration in the subject Census Tract No. 4817.14. ABC allows 2 on-sale licenses in the tract and currently licenses 1 establishment. New licenses that exceed the threshold are permissible with the adoption of a finding of Public Convenience and Necessity (PCN) which is determined by the Department of ABC.

According to MPMC § 21.10.230(G), there are no distance requirements for on-sale alcoholic beverages when sold in conjunction with a bona fide retail eating establishment. However, on-sale uses must comply with the list of requirements specified in the MPMC § 21.10.230(C). Some of the requirements include limiting the exterior lighting of the parking area to intensities between one and two foot-candles so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas and special security measures, such as security guards and alarm systems. The existing exterior lights provide adequate lighting without disturbing the adjacent properties. The Police Department has included conditions numbers 23 through 31 in the Resolution to address security and alarm requirements.

**SECTION 5:** *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Conditional Use Permit (CUP-15-02).

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SECTION 6: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: A copy of this Resolution will be mailed to Pamela Lieu, Brew Kitchen & Bar and to any other person requesting a copy.

SECTION 11: This Resolution may be appealed within nineteen (19) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 12: Except as provided in Section 9, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.


**ADOPTED AND APPROVED** this 14<sup>th</sup> day of April 2015.

  
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Chairperson Rodrigo Garcia

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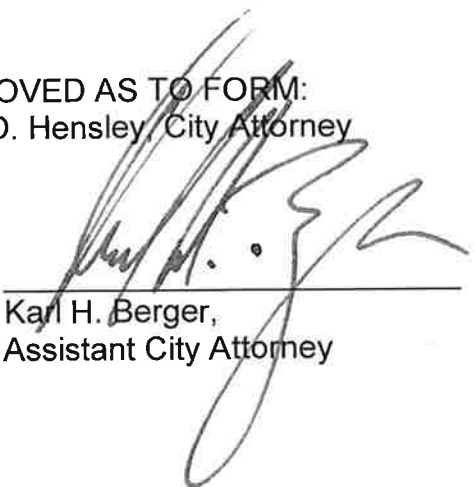
I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 14<sup>th</sup> day of April 2015, by the following vote of the Planning Commission:

AYES: Chairperson Garcia, Commissioners Choi, Hamner, and Sullivan  
NOES: None  
ABSTAIN: None  
ABSENT: None

  
\_\_\_\_\_  
Michael A. Huntley, Secretary

APPROVED AS TO FORM:  
Mark D. Hensley, City Attorney

By:

  
\_\_\_\_\_  
Karl H. Berger,  
Assistant City Attorney

## **PLANNING COMMISSION RESOLUTION NO. 08-15**

### **Exhibit A**

#### **CONDITIONS OF APPROVAL**

#### **2328 SOUTH GARFIELD AVENUE**

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Pamela Lieu, agrees that she will comply with the following conditions of approval for Conditional Use Permit (CUP-15-02) ("Project Conditions").

#### **PLANNING:**

1. Pamela Lieu (the "Applicant"), agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of CUP-15-02 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of CUP-15-02, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building and Safety Divisions. Any subsequent modification must be referred to the Director of Community and Economic Development for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The conditional use permit expires twelve months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A total of a year extension may be granted by the Planning Commission upon finding of good cause. An application requesting an extension must be filed with the Community and Economic Development Department.
4. The property owner is responsible for maintaining the area adjacent to the business location and the site in general, including any parkways and alleys.
5. The property must remain well maintained and free of graffiti. Failure of the applicant/property owner to remove graffiti within 24 hours written notice by the

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City will cause the City to abate the graffiti at the cost of the applicant/property owner.

6. A copy of the Conditions of Approval for Conditional Use Permit (CUP-15-02) must be kept on the premises of the establishment and presented to any authorized City official upon request.
7. The exterior lighting of the parking area must be kept at an intensity of between one and two foot-candles so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas.
8. The applicant/owner of the establishment must comply with all applicable law. The applicant must obtain and maintain a valid Alcoholic Beverage License for On-Sale Beer and Wine – Eating Place. All conditions of the Alcoholic Beverage Control license must be maintained at all times and failure to do so will be grounds for revocation.
9. The service of alcohol is only allowed with the consumption of food.
10. No entertainment uses including, without limitation, karaoke, dancing, or live music, are permitted at this location unless a modification to the Conditional Use Permit is approved for such use.
11. Alcoholic beverages must be served in non-disposable containers and distinguishable from containers used for non-alcoholic beverages.
12. The sale of alcoholic beverages for consumption outside or off the premises must be prohibited. Signs must be posted at all entrances and exits of the premises indicating that the sale of alcoholic beverages for consumption outside or off the premises is prohibited.
13. The restaurant business hours of operation will be seven days a week from 8:00 a.m. to 12:00 a.m.
14. Hours of operations for alcohol service at the restaurant must be limited to the hours of 7:00 a.m. to 12:00 a.m. daily.
15. The applicant must obtain and maintain all licenses required by the Alcohol Beverage Control Act (Business & Professions Code §§ 23300, *et seq.*). The applicant must obtain and maintain a Type 41 license.
16. The applicant must post a sign in a clear and conspicuous location listing a phone number at which a responsible party may be contacted during all open hours of the establishment to address any concerns of the community regarding noise at the restaurant. Said contact's name and phone number must also be available through hotel staff at all times.

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17. The applicant must, at all times, display a *Designated Driver* sign of at least ten inches by ten inches (10" X 10") at the bar at eye level. The sign must be worded in a way that reminds patrons who are consuming alcohol to designate a *non-drinking driver*.
18. There must be no exterior advertising of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages which are clearly visible to the exterior constitute a violation of this condition.
19. All employees serving alcoholic beverages to patrons must enroll in and complete a certified training program approved by the State Department of Alcoholic Beverages Control (ABC) for the responsible sales of alcohol. The training must be offered to new employees on not less than a quarterly basis.
20. Any and all employees hired to sell alcoholic beverages must provide evidence that they have either:
  - a. Completed training from the State of California Department of Alcoholic Beverage Control (ABC), Long Beach/Lakewood District Office administered *Leadership and Education in Alcohol and Drugs* (LEAD) Program in the form of an ABC-issued certificate; or,
  - b. Completed an accepted equivalent by the ABC, Long Beach/Lakewood District Office to ensure proper distribution of beer, wine and distilled spirits to adults of legal age. If any prospective employee designated to sell alcoholic beverages does not currently have such training, then;
  - c. The ABC-licensed proprietors must have confirmed with the Planning and Building Safety Department within fifteen (15) days of the Director's decision, or by final project approval, that a date certain has been scheduled within the local ABC Office to complete the LEAD course.
  - d. Within thirty (30) days of taking said course, the employees, or responsible employer must deliver each required certificate showing completion to the Police Department.
21. If complaints are received regarding excessive noise, lighting, building access, or other disturbances associated with alcohol service at the hotel, the city may, in its discretion, take action to review the Conditional Use Permit, including without limitation, adding conditions or revoking the permit.

**LICENSING:**

22. Additional business license tax must be paid upon approval of license from Alcoholic Beverage Control (ABC) pursuant to MPMC § 5.12.230.

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POLICE:

23. The sale of alcoholic beverages for consumption off the premise is prohibited.
24. Food service is required at all hours that the establishment is open for business.
25. The restaurant must have security video cameras operating during all hours that the business is open. All cameras must record onto a videotape or similar recording device. The recordings of the security video cameras must be maintained for a minimum period of 30 days, and the recordings must be made immediately available for any law enforcement officer who is making the request as a result of official law enforcement business. The video cameras must be located to cover the main areas that are accessible to the public, all areas of the cash register/cashier and all areas where cash is stored. If the Chief of Police determines that there is a necessity to have additional security cameras installed, the manager/owner of the business must comply with the request within 7 days. The Chief of Police can also require the position of the video cameras to be changed if it is determined that the position of the camera does not meet security needs. The manager/owner of the business must comply with the request within 7 days. The picture quality of the video cameras and recording devices installed on the complex must meet the approval of the Chief of Police.
26. All conditions of the Alcoholic Beverage Control Board must be adhered at all times.
27. The quarterly gross sales of alcoholic beverages cannot exceed the gross sales of food during the same period.
28. The manager/owner is responsible for maintaining the property free of litter and graffiti.
29. Three or more violations of applicable law including, without limitation, these conditions within a one year period (as calculated starting on April 6, 2015 and every anniversary date thereafter) may result in the City commencing revocation of this Conditional Use Permit.
30. The restaurant must be equipped with an alarm system that covers break-ins and robberies. The alarm must be monitored by an alarm monitoring company who will notify the Monterey Park Police Department of any break-ins or robberies. Employees must have access to a hidden button that will trigger a silent alarm, notifying the alarm monitoring company that a robbery is taking place. The restaurant manager/owner must obtain an alarm permit from the Monterey Park Police Department. The permit be my obtained by calling the Monterey Park Police Community Relations Bureau at (626) 307-1215.
31. If the establishment is open for business past midnight (12:01 a.m.), the restaurant will employ one licensed security guard to remain on the premises

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during the hours of 6:00 p.m. to closing. The security guard will cooperate with the Police Department in any official police investigations or other related matters. If at any time, the Chief of Police deems that the security guard/company is inadequate, the Chief may require the owner to retain additional security guards or a new security company. If such a situation arises, the Chief of Police must notify the restaurant owner/manager in writing and the manager/owner will 7 business days to make the necessary changes.

By signing this document, Pamela Lieu, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.



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Pamela Lieu, Applicant



## EXHIBIT B

Applicant's Letter, dated March 16, 2016

## Request Letter for Extension

March 16<sup>th</sup>, 2016

To Whom It May Concern:

I am writing this letter to kindly request for a 12-month extension for Conditional Use Permit (CU-15-2) granted at 2328 S. Garfield Avenue for On-Sale Alcoholic Beverages in Conjunction with a Retail Eating Establishment. As of now, our team is resubmitting our final revised plans to the Building department, estimate of next week, after several round of corrections. Since the project is at a very old building, there are no previous plans or blueprints of the building available and my team and I have come across several issues and unforeseen dilemmas in regards to renovating the space to fit the design we proposed. The process of coming to consensus and figuring out all elements dealing with design for the exterior building remodel for the entire 5 unit building as well as the interior design and remodel of the Kitchen and Dining space in Units A and B has been lengthy process and has taken longer than expected. Our team wanted to be very thorough with all the structural, design and building details before construction to avoid any major issues down the road. Hopefully once the plans come back, we can start moving this project along without any other delays.

If you have any questions, comments or concerns, Please feel free to contact me at (626) 235 6083 or at my email: [pamela@ap-techinc.com](mailto:pamela@ap-techinc.com). Thank you.

**RECEIVED**

**MAR 17 2016**

**CITY OF MONTEREY PARK  
COMMUNITY DEVELOPMENT DEPT.**

Best Regards,

  
Gin Lieu  
Building Owner

  
Pamela Lieu  
Applicant



# Planning Commission Staff Report

**DATE:** April 26, 2016

**AGENDA ITEM NO:** 3-A

**TO:** The Planning Commission  
**FROM:** Michael A. Huntley, Director of Community and Economic Development  
**SUBJECT:** Consider the adoption of a Resolution recommending that the City Council amend specific sections of Title 21 (zoning regulations) of the Monterey Park Municipal Code.

## **RECOMMENDATION:**

It is recommended that the Planning Commission:

- (1) Open the public hearing and, after considering the evidence presented during the public hearing, adopt a Resolution recommending that the City Council adopt an ordinance amending specific sections of Title 21 (zoning regulations) of the Monterey Park Municipal Code; and
- (2) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

On January 26, 2016, the Planning Commission reviewed code cleanup items resulting from the April 2013 Comprehensive Zoning Amendment. The Planning Commission recommended approval on 10 of the 11 code cleanup items to the City Council for consideration, and continued the item relative to landscaping for further analysis.

## **ANALYSIS:**

The code amendment items below include the continued landscaping item as well as other subsequent cleanup items. The code sections are provided on a separate attachment with strikethroughs for deletions and underlines or highlights for additions, respectively.

## **Chapter 21.08 Residential Zones**

1. **Section 21.08.080 (W) Landscaping** – The current landscaping provisions, especially in the single-family residential zone, do not provide adequate direction on the types of landscaping, both living and non-living, allowed in front yard areas. There are also no provisions that encourage the establishment of drought tolerant and/or water conservation types of landscape designs. Staff agrees with this observation and included proposed landscape provision that would allow native and

drought tolerant plant materials, the use of artificial turf and other types of decorative hardscape materials.

At the prior Planning Commission meeting, the Commission expressed concerns about applying the same landscaping requirements for single-family dwelling and multi-unit developments and requested that staff further analyze the proposed provisions. As a result, staff has clarified the landscaping requirements for both single-family and multi-unit residential developments. Additionally, there are existing code provisions in the Monterey Park Municipal Code (MPMC ) Chapter 6.31 Water Efficient Landscapes that provide further regulations for promoting water conservation.

### **Chapters 21.10 Commercial Zones and 21.14 Overlay Zones—P-D—Planned Development District Zone**

2. **Section 21.10.040 (V) Major Development** – The Monterey Park Municipal Code (MPMC) currently has a provision that requires a Precise Plan for the development of larger commercial and mixed-use projects. A Precise Plan is defined as a specific development schematic or plan for all or a portion of a parcel of land. A Precise Plan can also be considered as a master plan of development that details the specific development and intended uses. Initially, this had been a development tool that was permitted through California law and was incorporated into the MPMC. The term "precise plan" was removed from the California codes in 1965 when Government Code § 65601 was repealed and replaced with Government Code § 65451 which regulates specific plans. Accordingly, the MPMC will need to be amended to modify this planning mechanism. Staff is recommending that a new provision be added to the MPMC that allows the City to evaluate the impacts of larger projects in the City. A large project, defined as a commercial or mixed-use project greater than 25,000 square feet, will be allowed subject to a conditional use permit.
3. **Section 21.10.240 Internet Arcades** – The Internet Arcade section of the code was established over a decade ago when there was a demand to establish such entertainment venues. At that time, provisions were added to the code that were overly restrictive and reiterate other sections of the code. Over the years, the demand to establish Internet Arcades has decreased and the existing provisions are outdated. Accordingly, this section of the code has been rewritten so that it is more concise and places the oversight of such facility in the hands of the Police Chief and/or his designee.

### **Chapter 21.12 Office Professional Zone**

4. **Section 21.12.020 Land Use Regulations** – There are currently two existing towing businesses operating in the City, both located on Monterey Pass Road, which is zoned O-P (Office Professional). Historically, the existing businesses were allowed as a service use. A survey of four neighboring cities including, Arcadia, Pasadena, Rosemead and San Gabriel show that other cities do not have a definition for a

towing use. The City of Arcadia allows towing businesses in its Manufacturing Zone only. The cities of Rosemead and San Gabriel allow towing businesses as a conditional use. The City of Pasadena is silent on a towing use. Staff is recommending that towing businesses should be listed as its own use and should be allowed with a conditional use permit.

5. **Section 21.12.020 Land Use Regulations** - Planning staff discovered that the specific provisions in Table 21.12(A) related to allowing vehicle storage with a conditional use permit in the Office Professional (O-P) Zone was inadvertently deleted from the 2013 MPMC update. Staff is recommending that the code provision be reinserted into the code.
6. **21.12.030 Limitations and Special Standards** – A review of the emergency shelter provisions revealed that the current regulations go beyond the requirements allowed in Government Code § 65583. Therefore, staff is recommending that the code be amended to be more consistent with State law.

#### **Chapter 21.22 Off-Street Parking Regulations**

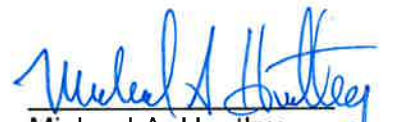
7. **Section 21.22.050 Minimum Parking Spaces Required** – The Off-Street Parking Regulations Chapter currently provides separate parking ratios for condominium/townhomes and multi-family developments. Staff believes that the separate provisions are redundant and do not need be listed separate uses. Therefore, staff is recommending that the parking ratio for multi-family developments be repealed to reduce confusion and redundancy.
8. **Section 21.22.080 Parking Area and Driveways** – At past Planning Commission meetings, the Commission has expressed concerns about accessibility of subterranean garage parking spaces. The standard width of a garage door is 16 feet. The Commission has recommended increasing the garage door width to 18 feet. Staff concurs with this recommendation.
9. **Section 21.22.100 (A) (7) (g) Location of On-Site Parking Facilities** – On a multi-unit residential property, the code currently requires driveway security gates to be setback a minimum of two car lengths from a property line. The intent of the setback requirement is to provide an area for a car to wait while the security gate is opening without obstructing on-street traffic. However, two car lengths equate to 40 feet from a property line, which puts the security gate in the middle of a lot. Staff, as a matter of practice, has allowed the security gate to be setback 25 feet from a property line, which equates to one car length and aligns with the 25 feet front yard setback. Therefore, staff is recommending that the code be amended to require a driveway security gate to be setback 25 feet from a property line, instead of two cars length.

10. **Section 21.22.120 Minimum Parking Spaces Required** – Planning staff discovered that the specific provisions in Table 21.22(C) related to minimum parking requirements for warehousing was inadvertently deleted from the 2013 MPMC update. The required number of parking spaces for warehousing is 1 parking space per 1,000 gross square feet of building area. Staff is recommending that the code provision be reinserted into the code.

**ENVIRONMENTAL:**

The proposed resolution is exempt from further environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because the ordinance being recommended by the resolution constitutes only minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. The resolution and ordinance, therefore, do not have the potential to cause significant effects on the environment. Consequently, they are categorically exempt from further CEQA review under 14 California Code Regulations §§ 15301, 15305, and 15308.

Respectfully submitted,

  
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Community and Economic  
Development Director

Prepared by:

  
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Reviewed by:

  
Karl H. Berger  
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Attachments:

- A. Resolution recommending adoption of the ordinance
- B. Draft ordinance

## **Chapter 21.04 DEFINITIONS**

#### **Section 21.04.546 Major Development**

“Major Development” means (1) a nonresidential building (e.g., commercial, office, industrial, public/quasi-public) or structure 25,000 square feet or more; (2) a mixed-use project regardless of the commercial square footage and number of residential units; (3) a commercial shopping center of five or more commercial tenant spaces or more than one acre.



## **Chapter 21.08 RESIDENTIAL ZONES**

## Chapter 21.08 RESIDENTIAL ZONES

### 21.08.080 Limitations and Special Standards.

#### (W) Landscaping Required.

##### (1) Required in the in the R-1 Zone, subject to the following standards:

(a) All open areas in front of the house exposed to public view, except driveways, parking areas, walkways, utility areas, improved decks, patios, porches, or play areas, must be maintained with a combination of appropriate vegetative landscaping and permeable materials such as mulch, decomposed granite, gravel, stones, and similar permeable materials that allow for infiltration and reduce runoff. Permeable materials must be compacted or secured in such a way as to avoid spreading over any portion of a public sidewalk or street. Appropriate landscaping includes the use of native planting or compatible species of drought-tolerant plants. Any synthetic grass with lifelike individual blades of grass that emulates real grass and has a pile height of 1 ¾ inch or more upon approval of the City Planner.

(b) A solid perimeter fence six feet in height must be provided along the side and rear lot lines. The fence must be reduced to four feet in height in the required front yard.

(c) Landscaping must consist of combinations of trees, shrubs, and ground covers with careful consideration given to eventual size and spread, susceptibility to disease and pests, and durability and adaptability to existing soil and climatic conditions. A list of suitable plant materials may be obtained from the Planning Division. Exceptions for the use of other plant material is allowed only upon approval of the City Planner.

(d) If a manual or automatic irrigation system is installed, such system must be a low flow or drip irrigation system.

##### (2) Required in the R-2 and R-3, subject to the following standards:

(1) (a) All open areas, except driveways, parking areas, walkways, utility areas, improved decks, patios, porches, or play areas, must be maintained with a combination of appropriate vegetative landscaping and permeable materials such as mulch, decomposed granite, gravel, stones, and similar permeable materials that allow for infiltration and reduce runoff. Permeable materials must be compacted or secured in such a way as to avoid spreading over any portion of a public sidewalk or street. Appropriate landscaping includes at a minimum: two specimen trees, minimum twenty-four (24) inch box size, per each dwelling unit; one five-gallon shrub per forty (40) square feet of the area to be landscaped; approved ground cover planted at a density to achieve fifty (50) percent of land area coverage within one year; and grass area within the twenty-five (25) foot front yard setback across the substantial width of the lot, with a depth of a minimum of fifteen (15) feet from the back of the sidewalk. Appropriate landscaping includes the use of native planting or compatible species of drought-tolerant plants, and synthetic grass with lifelike individual blades of grass that emulates real grass and has a pile height of 1 ¾ inch or more upon approval of the City Planner."

(2) (b) A solid perimeter masonry wall six feet in height must be provided along the side and rear lot lines. The wall must be reduced to four feet in height in the required front yard. A landscaping strip not less than three feet in width must be placed adjacent to the perimeter wall. Shrubs or vines not smaller than five-gallon capacity must be planted not farther apart than six feet along the entire perimeter of the side and rear property lines. Alternatively, or in combination with shrubs and vines, the perimeter must be

planted with low ground cover and trees not smaller than twenty-four (24) inch box size, planted not farther apart than sixteen (16) feet along the lot lines.

~~(3)~~ (b) All driveway planters must be bordered by a minimum six-inch-high concrete curb.

~~(4)~~ (c) Whenever a driveway is located within a required side yard, and when primary living space(s) face the yard, a landscaped area at least six feet wide must be maintained between such a driveway and the building, except when the driveway is contiguous to parking spaces. Required walkways may encroach not more than thirty-six (36) inches into such landscaped area.

~~(5)~~ (d) A planting strip not less than eighteen (18) inches in width must be installed and continuously maintained along both sides of an unenclosed parking space located between two residential buildings on the same lot.

~~(6)~~ (e) A permanent automatic ~~sprinkler~~ irrigation system must be installed and maintained for all landscaped areas. A low flow or drip irrigation system must be installed to reduce water consumption.

~~(7)~~ (f) Before the City issues a building permit, complete landscaping and irrigation plans, signed by a landscape contractor and/or landscape architect, must be submitted for City Planner approval. The plans ~~shall~~ must show the location of turf, trees, shrubs, walks, fences and any ponds, fountains or other decorative features; list the botanical and common names of all plants with the quantity of each and their container size; indicate soil preparation necessary; provide a typical planting detail for trees and shrubs; and clearly portray the location, coverage and specifications of the permanent, automatic irrigation system. All landscaping and irrigation systems shown on approved plans ~~shall~~ must be installed as required by the City Planner.

~~(8) Landscaped areas must incorporate earth mounding when required by the City Planner.~~

~~(9)~~ (g) Landscaping consisting of combinations of evergreen trees, shrubs, and ground covers with careful consideration given to eventual size and spread, susceptibility to disease and pests, and durability and adaptability to existing soil and climatic conditions. All plant material must be drawn from the list of suitable plant materials provided by the Planning Division. Exceptions for the use of other plant material is allowed only upon approval of the City Planner.

(h) Where conflicts in language may exist between these landscape water conservation standards and the city's land development provisions for landscaping, the more restrictive water conserving language prevails.

## **Chapter 21.10 COMMERCIAL ZONES**

## Chapter 21.10 COMMERCIAL ZONES

### 21.10.030 Land Use Regulations.

(A) Permitted Uses. The land uses listed in Table 21.10(A) are permitted in one or more of the commercial districts as indicated in the columns corresponding to each commercial district. Where indicated with a “P,” the use is permitted. Where indicated with an “X,” the use is expressly prohibited. The letter “A” indicates the use is permitted only as an accessory use. The letter “C” indicates the use is conditionally permitted subject to the approval of a conditional use permit. The letter “L” indicates the use is permitted subject to limitations described in Section 21.10.040. The letter “S” indicates the use is permitted only on the second floor or above.

(B) All uses must be conducted totally within a completely enclosed building with the exception of City-approved outdoor dining, temporary special events, and uses customarily conducted in the open as determined by the City Planner, such as a carwash or nursery.

(C) Storage is permitted only within an entirely enclosed building and is limited to accessory storage of commodities sold or utilized in the conduct of a permitted use, on the premises.

(D) Uses producing, causing or emitting dust, gas, smoke, glare, noise, fumes, odors, electromagnetic emanations or vibrations which are or may be detrimental to the safety, welfare, health and peace of the City and its residents are prohibited.

(E) Overnight parking of vehicles, except those used in conjunction with a permitted use, are prohibited. The vehicles must be maintained in proper working order and remain free of graffiti at all times. Any such vehicle deemed to be a public nuisance is prohibited from parking on-site.

**Table 21.10(A)**

#### Permitted Uses in Commercial Zones

Legend:

A	As an accessory use only
C	Permitted subject to approval of a conditional use permit
L	Permitted subject to limitations or special standards as described in Section 21.10.040
P	Permitted
S	Permitted on the second floor or above; or first floor with a conditional use permit
X	Expressly prohibited

Land Uses	N-S	S-C	C-B	R-S	C-S	C-P
<b>Retail</b>						
Appliance or Electronics Sale and Repair	P	P	P	P	P	X
Art Gallery	P	P	P	P	P	P
Art Supplies Store	P	P	P	P	P	X
Auto Parts Store, retail only	P	P	X	P	P	X
Auto Sales – New	X	P	X	L	P	X
Auto Sales – Used	X	P	X	L	P	X
Bakery, Retail Sales Only	P	P	P	P	P	X
Beauty Supplies Store	X	P	P	P	P	X
Boat, Trailer, Motorcycle, Motor Scooter Sales	X	X	X	L	P	X
Book Store, including Newsstand	P	P	P	P	P	P
Catering Service, Food (not truck catering)	X	X	X	A	A	X
Cellular Phone Store, including Accessories	P	P	P	P	P	P

Clothing/Shoe Retail and Service	P	P	P	P	P	P
Commercial Shopping Facility (5 or more units OR more than 1 acre) Major Development	C	C	C	C	C	C
Drugstore/Pharmacy	P	P	P	P	P	L
Florist	P	P	P	P	P	P
Furniture Store	X	P	P	P	P	X
Grocery/Food Store/Supermarket	P	P	P	P	P	L
Hardware/Home Improvement Store (less than or equal to 10,000 sq. ft.)	P	P	P	P	P	X
Hardware/Home Improvement Store (more than 10,000 sq. ft.)	X	P	X	P	P	X
Hobby/Specialty Store	P	P	P	P	P	X
Jewelry Store	X	P	P	P	P	P
Medical Equipment and Supplies (sales and service)	X	P	X	P	P	P
Medical Marijuana Dispensaries	X	X	X	X	X	X
Music Store (sales, service and instruction)	X	P	X	P	P	X
Music Store (retail sales only with service and instruction expressly prohibited)	X	P	P	P	P	X
Music/Movie Sale and Rental	P	P	P	X	P	P
Office Supply Store (less than or equal to 10,000 sq. ft.)	X	P	P	P	P	P
Office Supply Store (more than 10,000 sq. ft.)	X	P	X	P	P	P
Pet Store and Supplies	P	P	P	P	P	X
Photo Processing Shop (contained within automated equipment only)	X	P	P	P	P	X
Plant Nursery	X	X	X	X	P	X
Retail, General (≤10,000 sq. ft.)	P	P	P	P	P	X
Retail, General (large) (>10,000 sq. ft.)	X	P	P	P	P	X
Specialty Retail	P	P	P	P	P	P
Sporting Goods Store	X	P	P	P	P	X
Swap Meet	X	X	X	X	X	X
Swimming Pool Sales and Service	X	X	X	P	P	X
<b>Service Business</b>	<b>N-S</b>	<b>S-C</b>	<b>C-B</b>	<b>R-S</b>	<b>C-S</b>	<b>C-P</b>
Adult Care Facility	X	X	X	X	C	C
Animal Grooming	P	P	P	P	P	X
Animal Hospital	X	C	X	X	P	X
Animal Shelter	X	X	X	X	X	X
Auto Detailing	X	X	X	X	X	X
Auto Dismantling	X	X	X	X	X	X
Auto Rental	X	X	X	L	L	X
Auto Repair	X	X	X	X	X	X
Auto Salvage and Wrecking	X	X	X	X	X	X
Barber Shop	P	P	P	P	P	P
Beauty Salon	P	P	P	P	P	P
Car Wash	X	X	X	X	C	X
Cemetery	X	X	X	X	X	X
Check Cashing Facility	X	X	X	X	C	X
Collection Facility	C	C	X	C	C	X
Community Care Facility	X	X	X	X	C	C
Copy Center	P	P	P	P	P	P
Day Care Center	C	C	C	X	C	C
Day Health Spa (excluding massage)	P	P	P	P	P	P
Dry Cleaning (including laundry)	X	P	X	P	P	X
Dry Cleaning (including laundry less than or equal to 2,000 sq. ft.)	P	P	P	P	P	P
<b>Service Business (cont'd)</b>	<b>N-S</b>	<b>S-C</b>	<b>C-B</b>	<b>R-S</b>	<b>C-S</b>	<b>C-P</b>
Employer-Sponsored Child Care	L	L	L	L	L	L
Extended Lodging Facility	X	X	X	L	L	L
Fitness Center (less than or equal to 5,000 sq. ft.)	L	L	L	L	L	L
Fitness Center (more than 5,000 sq. ft.)	C	C	C	C	C	C

Gunsmith	X	X	P	P	P	X
Hotel	X	X	C	L	L	L
Kennel/Animal Boarding	X	X	X	X	X	X
Laundromat	P	P	P	X	X	X
Locksmith/Keys	P	P	X	P	P	X
Mail Boxes (accessory to parcel service or contract postal station only)	A	A	A	A	A	A
Massage Establishment	L	L	L	L	L	L
Money Transfer Facility	X	X	X	X	C	X
Mortuary/Funeral Home	X	X	X	C	C	C
Motel	X	X	X	L	L	X
Parcel Service/Contract Postal Station	P	P	P	P	P	P
Photo Processing Shop	P	P	P	P	P	P
Photocopying/Reproduction	X	P	P	P	P	P
Picture Framing as Accessory to Art Supplies Store and/or Art Gallery	A	A	A	A	A	X
Printing and Publishing	X	X	X	P	P	X
Public Storage (Mini-Storage)	X	X	X	X	C	X
Salvage Yard	X	X	X	X	X	X
Service Station	C	C	X	C	C	X
Studio (Martial Arts/Dance/Photo/Music)	X	L	L	L	L	L
Tailor	P	P	P	P	P	X
Tattoo Parlors and Body Piercing Shops	X	X	X	X	X	X
Tutoring	L	X	X	L	L	X
Veterinary Services, Domestic	X	C	X	X	P	X
<b>Eating &amp; Drinking Establishment</b>	<b>N-S</b>	<b>S-C</b>	<b>C-B</b>	<b>R-S</b>	<b>C-S</b>	<b>C-P</b>
Alcohol Sales (on-sale and off-sale)	L	L	L	L	L	L
Bar, Tavern or Cocktail Lounge	X	X	L	L	X	X
Outdoor Dining	A	A	A	A	A	A
Restaurant	P	P	P	P	P	P
Retail Eating Establishment	P	P	P	P	P	P
<b>Entertainment/Cultural</b>	<b>N-S</b>	<b>S-C</b>	<b>C-B</b>	<b>R-S</b>	<b>C-S</b>	<b>C-P</b>
Adult Oriented Business	X	X	X	X	X	X
Amusement or Game Arcade	X	C	C	C	C	X
Auditorium, including Performing Arts Center	X	X	X	C	C	A
Concert Hall	X	C	C	C	X	X
Comedy Club	X	C	C	C	X	X
Commercial Recreation – Indoor	C	C	C	C	C	C
Commercial Recreation– Outdoor	X	C	C	C	C	X
Community Center	X	C	C	C	X	X
Cultural Institution	X	X	X	P	P	P
Fortunetelling	X	X	X	X	L	X
Golf Driving Range	X	X	X	X	C	X
Internet Arcade	X	L	L	L	L	X
Library	X	X	X	P	P	P
Lodge/Meeting Hall	X	X	P	P	P	X
Miniature Golf	X	C	X	C	C	X
Museum	X	X	P	P	P	X
Theater (theatrical and motion picture)	X	C	C	C	X	X
<b>Office</b>	<b>N-S</b>	<b>S-C</b>	<b>C-B</b>	<b>R-S</b>	<b>C-S</b>	<b>C-P</b>
Bank/Financial Institution (retail)	C	C	C	C	C	P
Data/Cash Processing Office	X	X	X	X	X	P
Financial Institution/ Corporate Office	X	X	X	X	X	C
Notary Public	S	S	S	S	S	P
Office, Administrative	S	S	S	S	S	P
Office, Professional	S	S	S	S	S	P
Office, Service	P	S	S	P	P	P
Stockbroker/Trader	X	X	S	X	X	P
<b>Medical Uses</b>	<b>N-S</b>	<b>S-C</b>	<b>C-B</b>	<b>R-S</b>	<b>C-S</b>	<b>C-P</b>

Acupuncture or Acupressure Clinic/Office	X	X	X	X	L	L
Alcoholism Hospital	X	X	X	X	C	C
Ambulance Service	X	X	X	X	C	P
Clinic (including medical, dental, psychologist, social work)	X	X	X	X	P	P
Day Treatment Hospital	X	X	X	X	C	C
Hospital (including psychiatric)	X	X	X	X	C	P
Long-Term Facility	X	X	X	X	C	C
Medical or Dental Laboratories	X	X	X	X	L	L
Nursing and Convalescent Hospital	X	X	X	X	C	L
Optometrist/Ophthalmologist	X	X	X	P	P	P
Out-Patient Facility (Drug and Alcohol)	X	X	X	X	L	L
<b>Educational Institutions</b>	<b>N-S</b>	<b>S-C</b>	<b>C-B</b>	<b>R-S</b>	<b>C-S</b>	<b>C-P</b>
Business College (Office or Medical/Dental)	X	X	X	X	X	C
School, Commercial	X	X	X	X	X	C
School, Driving/Traffic (passenger vehicles and motorcycles)	X	X	X	X	C	C
School, Accessory Use to Church	X	C	C	X	X	X
School, Private	C	X	X	C	C	X
School, Public	P	P	P	P	P	P
School, Vocational or Trade School	C, S	X	C, S	X	C	C, S
Swimming Pool School	P	X	X	X	X	X
<b>Additional/Accessory Uses</b>	<b>N-S</b>	<b>S-C</b>	<b>C-B</b>	<b>R-S</b>	<b>C-S</b>	<b>C-P</b>
Alcohol Sales	A	A	A	A	A	A
Assembly Hall	X	L	L	L	X	X
ATM Kiosk	L	L	L	L	L	L
Boarding House (see also Section 21.04.075)	X	X	X	C	C	C
Buildings Exceeding Height Limit	X	X	X	X	X	L
Community Facility	X	C	C	C	X	X
Drive-Through Business	L	L	X	L	L	X
Dump, Inert Solid	X	X	X	X	X	X
Dump, Rubbish and Refuse	X	X	X	X	X	X
General Research and Development Facility	X	X	X	L	L	L
Government or Public Facility	C	C	C	C	C	C
Government or Public Facility (owned or operated by the City of Monterey Park)	P	P	P	P	P	P
Live/Work Unit	L	X	L	L	L	X
Manufacturing, Heavy or Light	X	X	X	X	X	X
Mixed Uses (Residential & Commercial)	L	X	L	L	L	X
Parking Lot/Structure	X	X	A	A	A	A
Private Club	X	X	C	C	C	X
Public Utility Office	C	C	X	C	C	C
Public Utility Substation	X	X	X	P	P	X
Quarry	X	X	X	X	X	X
Recycling Center	X	C	X	X	C	X
Refuse Collection	X	X	X	X	X	X
Rehabilitation Facility	X	X	X	X	C	C
Religious Institution (Church/Temple/Mosque)	X	L	L	L	C	P
Single Room Occupancy	X	X	X	L	L	L
Supportive Housing	X	X	X	X	C	C
Transitional Housing	X	X	X	X	C	C
Transfer Station	X	X	X	X	X	X
Warehouse	X	X	X	X	X	X
Warehouse and Sales Outlet	X	X	X	X	X	X
Wireless Communications & Telecommunications Facility	L	L	L	L	L	L
Wholesale/Distribution	X	X	X	X	X	X



#### **21.10.040 Limitations, Special Standards and Accessory Uses.**

(V) Major Development is conditionally permitted and subject to the standards set forth in Chapter 21.32.

##### **21.10.240 Internet Arcades.**

(A) Internet Arcades require a conditional use permit issued pursuant to this Code.

(B) In addition to any other requirements, an application for an Internet Arcade conditional use permit must include the following:

(1) An operations plan approved by the Police Chief, or designee, that complies with this section.

(2) The name(s) of the responsible person(s) who will be on the premises to act as manager during the times that the business is open, or a statement that the applicant has not yet selected the manager(s);

(3) A floor plan showing the interior configuration of the premises, including a statement of the total floor area occupied by the Internet arcade business. The floor plan need not be professionally prepared, but must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six inches;

(4) A site plan of the off-street parking areas and premises entries of the Internet Arcade; and

(5) Any other similar permits obtained in other jurisdictions, including year of issuance and name of jurisdiction.

(C) Every person who owns, conducts, operates or manages an Internet arcade in the City must comply with the standards of operation set forth in this section.

(D) Internet Arcades must be operated in accordance with the operations plan approved by the Police Chief, or designee, and incorporated into any conditional use permit approved by the Planning Commission. Such operations plan must, at a minimum, include all of the following:

(1) Minimum interior and exterior lighting standards;

(2) Private computer rooms with doors are prohibited. Any interior rooms with computers for rent or charge must be completely viewable from all areas of the building;

(3) An interior waiting area of not less than sixty (60) square feet, and capable to accommodate five persons must be provided. Outdoor waiting or seating areas are prohibited;

(4) Limitations on use of the Internet Arcade by minors as necessary to prevent violations of the City's curfew;

(5) Limitations on the use of equipment by minors as necessary to ensure compliance with the Entertainment Software Rating Board (ESRB) rating for any game played on equipment, or consent to such use by the minor's parent or guardian;

(6) Limitations on the use of equipment by minors to access any portion of the world wide web or internet, as necessary to ensure consent to such use by the minor's parent or guardian;

(7) The number of computers cannot exceed a ratio of one computer station per 30 square feet of floor area dedicated for the placement of computers for rent or charge;

(8) All cashier, office, retail, repair service, entrance, exit, and computer use areas must have surveillance coverage with operable fixed security cameras during all hours of operation. Video must be maintained for a period of 30 days and made available to the Police Department. Additional surveillance equipment may be required at any time it is determined by the Police Department that such surveillance is

deemed inadequate. Any required corrective measures must be completed within a five calendar day period;

(9) Business hours approved by the Police Chief, or designee, but are generally limited to between 6:00 a.m. and 1:00 a.m., except Friday, Saturday and Sunday when business hours are limited to between 6:00 a.m. to 2:00 a.m. No patrons shall be in the business location after the above stated hours;

(10) If deemed necessary by the Police Chief, or designee, at least one on-duty uniformed security guard during such hours as approved in the operations plan; and

(11) The business must utilize an adult attendant or on-site manager at all times during operation of the business.

(12) Regulations Nonexclusive. The provisions of this section regulating Internet arcade businesses are not intended to be exclusive.

## **Chapter 21.12 OFFICE PROFESSIONAL ZONE -**

**Table 21.12(A)**

**Permitted Uses in Office Professional (O-P) Zone**

Legend:

- A As an accessory use only
- C Permitted subject to approval of a conditional use permit
- L Permitted subject to limitations or special standards
- P Permitted
- X Expressly prohibited

Use		Provisions
<b>Eating &amp; Drinking Establishment</b>		
Alcohol sales (off-sale or on-sale liquor)	L	Subject to standards set forth in § 21.12.030(A)
Café	P	
Restaurant	P	
Restaurant, fast food	P	
Retail eating establishment	P	
Outdoor dining	A	Subject to standards set forth in § 21.12.030(G)
<b>Educational Facilities</b>		
School, vocational or trade school	C	
<b>Entertainment/Cultural (Other)</b>		
Adult oriented business	C	Subject to regulations set forth in this title
Amusement or game arcade	C	
Auditorium	C	
Commercial recreation – Indoor	C	
Commercial recreation – Outdoor	C	
Drive-in or open-air theater	C	
Internet arcade	C	Subject to standards set forth in § 21.10.240
Karaoke	C	Permitted only as an accessory use to a restaurant
Race track and rodeo	C	
Stadium	C	
<b>Manufacturing</b>		
Assembly/light manufacturing	P	No raw materials. Assembly of prefabricated items only.
Computer assembly	P	
Draying, freighting or trucking terminal	X	
Foodstuffs—Processing, packaging and distribution	P	Except meat and fish products, sauerkraut, vinegar, yeast or the rendering or refining of fats and oils.
Garment manufacturing	P	
Heavy manufacturing	X	As defined in § 21.04.549
Manufacturing units shared by more than one independently owned business enterprise	X	

Printing, publishing, bookbinding	P	
Processing, packaging and distribution	P	
Sign manufacture, painting, fabrication, maintenance shop	P	Assembly of materials only.
Welding	X	
Wholesale bakery	P	
Wood products manufacturing	X	
Upholstering of furniture	P	Within a completely enclosed building; cannot involve furniture building.
<b>Office</b>		
Administrative office	P	
Data processing facility	P	
Medical office/clinic	X	
Professional offices	P	
Research and development	P	
<b>Retail</b>		
<u>Commercial Shopping Facility (5 or more units OR more than 1 acre) Major Development</u>	C	Subject to provisions set forth in §§ 21.10.220 and 21.10.230
Bakery	P	
Bakery wholesale	P	
Wholesale	L	Subject to provisions set forth in § 21.12.030(J).
<b>Service</b>		
Alcoholism hospital	C	
Animal hospital	P	In a completely enclosed soundproof building
Animal shelter	C	
<b>Use</b>		<b>Provisions</b>
<b>Service (cont'd)</b>		
Appliance repair	P	
Automobile repair	P	Conducted entirely within an enclosed building
Automobile upholstery	P	Conducted entirely within an enclosed building
Automobile parts & accessories reconditioning, repair	P	Conducted entirely within an enclosed building
Carpet cleaning	P	
Cemetery	X	
Day care center	C	
Dry cleaning or laundry facility	P	
Dry cleaning or laundry plant	P	
Emergency shelter	L	Subject to provisions set forth in § 21.12.030(B)
Fitness center (5,000 sq. ft. or less)	L	Subject to the standards set forth in § 21.12.030(C)
Fitness center (greater than 5,000 sq. ft.)	C	
Freight terminal	X	
Government or public facility	C	Except those owned or operated by the City
Hospital, including	C	Not including medical

psychiatric		marijuana dispensaries
Hotel	L	Subject to provisions set forth in § 21.12.030(D)
Kennel/animal boarding	L	Subject to provisions set forth in § 21.12.030(E)
Massage establishment	L	Subject to provisions set forth in § 21.12.030(F)
Newspaper distributor	C	
Parking lot/structure	L	Subject to provisions set forth in § 21.12.030(H)
Public storage (mini-storage)	C	
Public utility facility	C	<p>Utilities operated by mutual companies or agencies and cable television except as follows:</p> <p>(A) Any public utility facility for which a building permit is not required pursuant to the City's building regulations; and</p> <p>(B) Any public utility facility which is designated as a permitted use in a specific zone</p>
Service station	C	Subject to provisions of § 21.10.230
Tattoo parlors and body piercing shops	L	Subject to provisions set forth in § 21.12.030(I)
<u>Towing</u>	<u>C</u>	Subject to provisions of Ch. 21.32
<u>Vehicle Storage</u>	<u>C</u>	Subject to provisions of Ch. 21.32
Warehousing and storage	X	
Wireless communication facility	L	Subject to the provisions set forth in Ch. 21.34
<b>Additional Uses</b>		
Barbed wire (includes cyclone fencing and the like)	X	Attached to a wall or fence.
Buildings exceeding height limit	C	
Commercial units shared by more than one independently owned business upon a finding of compatibility of uses.	C	Fortunetelling and sexually oriented businesses shall be deemed as incompatible with other uses, and therefore prohibited as a shared use.
Dump, inert solid fill	X	
Dump, rubbish and refuse	X	
Quarry	X	
Radio or television broadcast studio	C	
Radio or television tower and transmitter	C	
Recycling centers	C	

Refuse collection service yard	C	
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## 21.12.030 Limitations and Special Standards.

(B) Emergency Shelter. Permitted upon compliance with the following standards:

~~(1) Each resident must be provided a minimum of fifty (50) gross square feet of personal living space, not including space for common areas.~~ In no case can occupancy exceed forty (40) residents at any one time.

(2) Off-street parking spaces must be provided in the ratio of one parking space per ten (10) adult beds, plus one parking space per employee on the largest shift. However, the required number of off-street parking spaces cannot exceed the spaces required for similar uses of the same size in the O-P Zone.

(3) Outdoor activities such as recreation, drop-off and pick-up of residents, or similar activities may be conducted at the facility. Staging for drop-off, intake, and pick-up should take place inside a building, at a rear or side entrance, or inner courtyard. Emergency shelter plans must show the size and location of any proposed waiting or resident intake areas, interior or exterior.

~~(4) Before commencing operation, the emergency shelter provider must have a written management plan, which must be approved by the City Planner. The management plan must at a minimum include: requirements for staff training; resident selection; process for identifying residents; neighborhood outreach; pet policies; scheduling outdoor activities; temporary storage of residents' personal belongings; safety and security; management of outdoor areas; and counseling and social service programs for residents.~~

~~(4)(5)~~ Not more than one emergency shelter is permitted within a radius of three hundred (300) feet from another emergency shelter.

~~(5)(6)~~ Individual occupancy in an emergency shelter is limited to six months during any twelve (12) consecutive month period.

~~(6)(7)~~ Exterior lighting must be provided at all building entrances and outdoor activity areas, and must be activated between sunset and sunrise of each day. All exterior lighting must comply with this code.

~~(7)(8)~~ Each emergency shelter must have an on-site management office. At least one employee must be present in the on-site management office at all times that the emergency shelter is operating.

~~(8)(9)~~ Each emergency shelter must have on-site security, with at least one person present at the emergency shelter while it is operating.

~~(9)(10)~~ The emergency shelter facility may, but is not required to, provide one or more of the following specific facilities and services including, without limitation:

- (a) Commercial kitchen facilities designed and operated in compliance with applicable law;
- (b) Dining area;
- (c) Laundry;

- (d) Recreation room;
- (e) Support services (e.g., training, counseling); and
- (f) Child care facilities.

~~(10)(11)~~ Applications for emergency shelters must be submitted to the City Planner for consideration. Within thirty (30) days after finding an application complete, the City Planner must issue an emergency shelter permit upon finding that the proposal complies with all applicable law including, without limitation, this code.



**Chapter 21.14 OVERLAY ZONES—P-D—PLANNED  
DEVELOPMENT DISTRICT ZONE**

#### **21.14.010 Created—Designated—Procedure.**

(A) The minimum area for all P-D designated districts ~~shall~~ is be two acres, except for mixed-use areas specified in the General Plan.

(B) Planned Development Districts ~~shall~~ is be created in the same manner as property is reclassified from one zone to another within the City, as set forth in Chapter 21.38, Amendments, of this title. When a P-D district has been so created, it ~~shall~~ must be designated upon the zoning map of the City as an overlay zone by adding the parenthetically enclosed letters “P-D” after the zoning symbol indicating the zone in which the subject property is included.

(C) The change of classification shall be determined pursuant to the procedure set forth in Chapter 21.38, Amendments, of this title and a ~~precise plan shall~~ conditional use permit must be prepared for the project developed on the property so classified.

(D) A ~~precise plan~~ conditional use permit that is not applicable to a mixed-use designated land use area and does not adhere to standards of development in the R and C zones may be approved when such plan fulfills the purpose of a P-D district.

(E) A change in the ~~precise plan~~ conditional use permit enacted within a P-D district ~~shall~~ must constitute a reclassification of property, and such change shall be determined pursuant to Chapter 21.38, Amendments, of this title.

(F) No development of the subject site ~~shall~~ can begin and no building permit ~~shall~~ must be issued in any case until a ~~precise plan~~ conditional use permit of a planned development ~~has been~~ is approved by the Planning Commission and/or the City Council as set forth hereafter.

#### **~~21.14.060 Authorized Conditional Uses Under a Precise Plan for Mixed Use Developments and Commercial Developments.~~**

~~(A) A P-D overlay district for a mixed-use development or a commercial development would allow for the combined consideration of all conditional use permit applications together with the precise plan.~~

~~(B) The following conditional uses that may be included in a precise plan for projects located in MU-I and MU-II designations include:~~

~~(1) Off-site sales of alcoholic beverages are permitted with a separate conditional approval and ABC authorization;~~

~~(2) Hotels and motels (with or without dining facilities);~~

~~(3) Theaters, live performance or cinema;~~

~~(4) Parking structure as accessory use to be located in rear portion of property.~~

#### **21.14.140 ~~Precise Plan~~ Conditional Use Permit—Application and Process.**

The application and established fee for approval of a ~~precise plan shall~~ conditional use permit must be filed with the ~~Community Development Department~~ City Planner, and include the following information in appropriate site plans and accompanying text:

(A) The street address of the work and the name and address of the owner and the person who prepared the plans.

(B) The location, size, bulk, height and number of stories of all buildings and structures including walls and fences and the materials of their construction.

(C) Architectural elevations of all buildings and structures.

(D) Site plans drawn to scale showing the locations, size and dimensions of yards, courts, setbacks, and all other open spaces between buildings and structures together with the improvements of all driveways, parking areas, walkways and means of access ingress and egress, and drainage, and the dimensions and figuration of the parcel(s).

(E) A landscape plan showing the location, size, species and quantity of all landscaping and method of irrigation and signed by a licensed landscaped architect.

(F) Location and size of exterior signs and outdoor advertising.

(G) Location, dimension and method of improvements of all property to be dedicated to the public or to public utilities.

(H) Indication of the proposed use of the building(s) shown on the site.

(I) Such other architectural and engineering data and plans as may be required to ascertain compliance with the provisions of this chapter.

~~(J) A tenant mix/marketing plan for commercial retail office/spaces, including basic tenant types with estimated square footage, including, but not limited to:~~

~~(1) National, regional, and local retail;~~

~~(2) Sit-down restaurants;~~

~~(3) Fast food restaurants;~~

~~(4) Professional offices;~~

~~(5) Financial institutions;~~

~~(K) An independent shared parking analysis study.~~

~~(L) An independent traffic study.~~

#### **21.14.150 ~~Precise Plan~~ Additional Conditional Use Permit Findings**

The ~~precise plan shall~~ conditional use permit requires a public hearing before the Planning Commission pursuant to the procedure set forth in Chapter 21.32 of this title. Prior to submittal of the ~~precise plan~~ conditional use permit to the Planning Commission, the City Planner ~~shall~~ must determine that the plan complies with the following findings:

(A) The plan for the proposed project consists of buildings and structures that are of good design and in general contributes to the image of Monterey Park as a place of creativity and individuality.

(B) The proposed buildings or structures are not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

(C) The proposed buildings or structures and use thereof are compatible with developments of land in the general area. Consideration of scale, height, bulk, materials cohesiveness, community, traffic, the desirability of preserving a sense of open space, and the need for privacy are deemed to be important considerations of compatibility.

(D) The proposed development is in conformity with the standards of this chapter and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

(E) The proposed buildings or structures and its use would not unreasonably interfere with use or enjoyment of property in the vicinity by the occupants thereof of lawful purposes, and would not adversely affect the public peace, health, safety or general welfare.

(F) The proposed buildings or structures and its use are in compliance with the General Plan.

## **Chapter 21.22 OFF-STREET PARKING REGULATIONS**

## 21.22.050 Minimum Parking Spaces Required

**Table 21.22(A)**  
**Residential Parking Standards**

Dwelling Uses	Min. Required No. of Spaces
<b>Single Family Dwelling</b>	
3,000 sq. ft. or greater	3 enclosed garage spaces
Less than 3,000 sq. ft.	2 enclosed garage spaces
Addition which will result in 5 or more bedrooms*	3 enclosed garage spaces
<b>Multifamily Residences: per unit*</b>	
<i>Condominium, Townhome</i>	-
3 or fewer bedrooms	2 enclosed garage spaces, plus 1 guest space per 2 dwelling units
4 or more bedrooms	2 enclosed garage spaces, plus 1 guest space per 1 dwelling unit
<i>Multiple Family (12 dwelling units or less)</i>	
3 or fewer bedrooms	1 enclosed space; plus 1 uncovered space; plus 1 guest space per 2 dwelling units.
4 or more bedrooms	1 enclosed space; plus 1 uncovered space; plus 2 guest space per 1 dwelling unit.
<i>Multiple Family (13 dwelling units or greater)</i>	
3 or fewer bedrooms	2 enclosed <u>garage</u> spaces; plus 1 guest space per 2 dwelling units.
4 or more bedrooms	2 enclosed <u>garage</u> spaces; plus 1 guest space per 1 dwelling unit.
<b>Boardinghouse</b>	1 per bedroom
<b>Rehabilitation Facility</b>	1 per bedroom
<b>Second Dwelling Unit</b>	
Less than or equal to 600 SF	1 enclosed garage space
Greater than 600 SF	2 enclosed garage spaces
<b>Senior Citizen Housing</b>	
<i>Moderate Income Unit</i>	1 per unit; plus 1 for property manager unit
Guest Parking	1 per 4 units
<i>Mixed Moderate Income &amp; Low/Very Low Income Unit</i>	0.8 per unit; plus 1 for property manager unit
Guest Parking	1 per 4 units (3 minimum)
<i>Low Income Unit</i>	0.65 per unit; plus 1 for property manager unit
Guest Parking	1 per 6 units (2 minimum)

<i>Very Low Income Unit</i>	0.5 per unit; plus 1 for property manager unit
Guest Parking	1 per 8 units (2 minimum)
<b>Single Room Occupancy (SRO)</b>	1 per bedroom
*A den, library, study or similar habitable room which in the opinion of the City Planner could be used as a bedroom shall be considered a bedroom for purposes of determining required parking.	

### 21.22.080 Parking Areas and Dimensions.

Parking spaces for automobiles on R-zoned lots must conform to the minimum standards set forth in Table 21.22(B).

**Table 21.22(B)**  
**Residential Parking Dimensions**

<b>Depth</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>
Enclosed	20 ft.	20 ft.	20 ft.
Unenclosed	18 ft.	18 ft.	18 ft.
<b>Width</b>	9 ft.	9 ft.	9 ft.
<b>Garage Door Width</b>			
Single-Family Dwelling	16 ft. – 18 ft.	16 ft. – 18 ft.	16 ft. – 18 ft.
Multi-Unit Development	N/A	18 ft.	18 ft.
<b>Driveway</b>			
Width	10 ft.	18 ft.	18 ft.
*Driveway width for R-2/R-3 may be reduced subject to Section 21.20.070(A)			

### 21.22.100 Location of On-Site Parking Facilities

(A) Off-street parking facilities may be located on any portion of any lot, in any zone, where main or accessory buildings may be placed, except as follows:

- (1) Unless otherwise permitted by this code, off-street parking facilities cannot be located in any required front yard on any lot classified in any R zone; and
- (2) Off-street parking facilities cannot be located on any lot classified in any R-2 or R-3 Zone in front of a main building or under the front of the front most main building on any lot, unless such off-street parking facilities are located on the rear half of such lot (except as otherwise provided in this section), or when the off-street parking is located in an enclosed and fully subterranean garage; and
- (3) If any off-street parking facility is attached to, and is part of, a main building on any lot classified in zone R-1, not more than fifty (50) percent of the total frontage of such main building, or twenty-five

(25) feet, whichever is greater, may be utilized for vehicular access (driveway) to such off-street parking facility; and

(4) When parking is located perpendicular to the terminus of a driveway, the driveway must extend five feet beyond the designated parking space. This extension area must be clearly marked as a “No Parking” area.

(5) All garages or carports, if permitted, located upon any lot classified in any R zone, must be set back from the lot line separating the lot from an alley a sufficient distance so as to provide for a twenty-six (26) foot turning area; provided, that the width of an abutting alley may be included for the purpose of ascertaining whether a twenty-six (26) foot turning radius is available.

(6) On a fifty (50) foot wide residential lot the turning radius for a garage with its entrance at right angles to the street (turn-in driveway) is twenty-five (25) feet.

(7) Within the R-2 and R-3 Zones, the following applies:

(a) Required parking must be located within one hundred fifty (150) feet of the residential unit to be served.

(b) At least fifty (50) percent of all units must provide direct access to the unit from the required parking serving such unit; provided, however, that deviations from this requirement may be approved by the planning commission. Such review and approval does not require a public hearing.

(c) At least fifty (50) percent of all guest parking must be located within two hundred (200) feet of the front property line.

(d) All guest parking must be clearly marked and maintained with appropriate pavement markings and signage, including directional signage at street front.

(e) All garage doors must be equipped with an automatic garage door opener which must be continuously maintained and operational.

~~(f) If the long dimension of a parking space or guest parking space abuts a wall, an additional three feet of width must be provided; this three feet of additional width must be landscaped when such distance is open to the sky. Landscaping is not required when such distance is covered.~~

~~(g)~~ (f) Parking must be accessible from the public street. When parking is behind security gates, such gates must be equipped with a telephone or intercom system which allows visitors to call individual units to gain access. Security gates must be located to provide a minimum of ~~two car lengths~~ 25 feet between the equipment system and the property line. Adequate on-site turnaround facilities are also required in the event gate access is denied.

## **21.22.120 Minimum Parking Spaces Required.**

**Table 21.22(C)**  
**Nonresidential Parking Standards**

Uses	Minimum Required Number of Stalls Per Gross Floor Area
<b>Educational Institution (cont'd)</b>	
High School (Private or Parochial)	1.5 spaces per classroom; plus 1 space for every 2 employees and faculty members; plus 1 space for every 6 students based on maximum capacity



Vocational or Trade School	3.5 spaces per 1,000 sq. ft.; plus 3 drop-off spaces
College (Private)	3 spaces per 1,000 sq. ft.
<b>Additional Uses</b>	
Assembly Hall	1 per 3 seats or 1 space per every 35 sq. ft. of seating area where there are no fixed seats OR as specified by a parking study
Boarding House	1 per sleeping room
General Research and Development Facility	4 per 1,000 sq. ft.
Public Utility Substation	1 per employee; plus 1 space for vehicle used in connection with the facility
Emergency Shelter	1 space per 4 beds; plus 1 space for each staff member
Government or Public Facility	4 per 1,000 sq. ft. OR as determined by a parking study
Government or Public Facility (owned or operated by the City of Monterey Park)	As determined by a parking study
Light Manufacturing	2.5 spaces per 1,000 sq. ft., minimum 3 spaces per unit
Live/Work Unit	2 spaces per unit in a garage; plus the spaces required for nonresidential uses
Mixed Uses (Residential & Commercial)	2 covered spaces per unit, which may be in tandem; plus .5 guest spaces per unit
Private Club	10 per 1,000 sq. ft.
Religious Institution	1 space per 4 fixed seats, or 20 spaces per 1,000 sq. ft. of seating area if there are no fixed seats.
Research and Development	1 space per 400 sq. ft.
Public-Storage (Mini-Storage)	1 space per 4,000 sq. ft. of leasable area
<i>Supportive Housing</i>	
(3 or fewer bedrooms)	2 enclosed garage spaces, plus 1 guest space per 2 dwelling units or 0.3 spaces per bed in dormitory housing
4 or more bedrooms	2 enclosed garage spaces, plus 1 guest space per 1 dwelling unit or 0.3 spaces per bed in dormitory housing
Swimming Pool (School)	1 space per 1,000 sq. ft. + 0.5 space per employee OR 1 space per 100 sq. ft. of water surface area, whichever is greater
<i>Transitional Housing</i>	
3 or fewer bedrooms	2 enclosed garage spaces, plus 1 guest space per 2 dwelling units or 0.3 spaces per bed in dormitory housing
4 or more bedrooms	2 enclosed garage spaces, plus 1 guest space per 1 dwelling unit or 0.3 spaces per bed in dormitory housing
Warehousing	1 per 1,000 sq. ft.

## EXHIBIT A

Resolution recommending adoption of the ordinance

## RESOLUTION NO.

**A RESOLUTION RECOMMENDING THAT CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE ("MPMC") AFFECTING REGULATIONS GOVERNING DEFINITIONS, RESIDENTIAL, COMMERCIAL, OFFICE PROFESSIONAL, PLANNED DEVELOPMENT, OFF-STREET PARKING AND PROCEDURAL REQUIREMENTS FOR LAND USE. THE PROPOSED AMENDMENTS TO THE MPMC ARE INTENDED TO ADDRESS SPECIFIC CONCERNS THEREBY PRESERVING AND PROTECTING THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY**

The Planning Commission of the City of Monterey Park does resolve as follows:

**SECTION 1:** The Planning Commission finds and declares that:

- A. A review of the Monterey Park Municipal Code ("MPMC") suggests that amendments are needed to improve the City's regulations governing, among other things, the residential and commercial zoning districts;
- B. On January 26, 2016, Community and Economic Development Department presented draft regulations to the Planning Commission for consideration. The Planning Commission provided direction for improving the regulations. Thereafter, the regulations were reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. The City reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines;
- D. The Community and Economic Development Department completed its review and scheduled the public hearing regarding the application before the Planning Commission for April 26, 2016;
- E. On April 26, 2016, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the draft regulations attached as Exhibit "A," and incorporated by reference, including, without limitation, information provided to the Planning Commission by City staff and public testimony; and
- F. This Resolution and its findings are made based upon the evidence presented to the Commission at its April 26, 2016, hearing including,

**PLANNING COMMISSION**  
**RESOLUTION NO.**  
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without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Environmental Assessment.* Because of the facts set forth in Section 2, the proposed regulations are exempt from further environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because the proposed regulations constitute only minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. The regulations, therefore, do not have the potential to cause significant effects on the environment. Consequently, they are categorically exempt from further CEQA review under 14 California Code Regulations §§ 15301, 15305, and 15308.

SECTION 3: *General Plan Findings.* As required under Government Code § 65860 the proposed MPMC amendments are consistent with the Monterey Park General Plan. It is a goal of the Land Use Element of the General Plan to maintain the quality and character of Monterey Park's residential neighborhoods and commercial districts. The proposed residential code amendments are minor changes intended to ensure that the residential character is maintained to the highest standards. The proposed commercial code amendment is intended to clarify an existing code provision ensuring development compatibility.

SECTION 4: *Recommendations.* The Planning Commission recommends that the City Council adopt the regulations set forth in attached Exhibit "A," which is incorporated into this resolution by reference.

SECTION 5: *Reliance On Record.* Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the city's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

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RESOLUTION NO.  
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SECTION 7: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 8: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 9: This Resolution may be appealed within nineteen (19) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

PASSED AND ADOPTED this 26th day of April 2016.

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 26<sup>th</sup> day of April 2016, by the following vote of the Planning Commission:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Rodrigo Garcia, Chairperson  
City of Monterey Park Planning Commission

ATTEST:

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Michael Huntley, Secretary

APPROVED AS TO FORM:  
Mark D. Hensley, City Attorney

By:   
Karl H. Berger, Assistant City Attorney